CITY OF ISSAQUAH
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of Proposal: Remove all existing structures on-site which consists of two (2) one-story buildings, three (3) above-ground storage tanks (AST), one (1) fuel station canopy, and six (6) fuel dispensers with associated equipment. Contaminated soil and groundwater have been discovered on-site. The proposal will also include removing six (6) underground storage tanks (UST) and remediating contaminated soil by means of excavation and installing an air sparging/soil vapor extraction system for treatment.

Proponent: Car Wash Enterprises, Inc
3977 Leary Way NW
Seattle, Washington 98107
Attn: Joe Giuseffi

Permit Number: SEP17-00016, DEM17-00008

Location of Proposal: 55 NW Gilman Blvd (Parcel No.: 8843500440)

Lead Agency: City of Issaquah

Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comment/Appeal Period: This MDNS is issued under WAC 197-11-340(2) and 197-11-680(3)(a)vii. There is a 21-day combined comment/appeal period for this determination, between **July 27, 2018 to August 17, 2018.** Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will reconsider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application materials are available from the Issaquah Development Services Department, 1775 12th Avenue NW.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Notes:

1. This threshold determination is based on review of the environmental checklist updated October 10, 2017; Phase I Environmental Site Assessment dated April 29, 2016; Focused Feasibility Study dated May 10, 2018; and other documents in the file.
2. Issuance of this threshold determination does not constitute approval of the permit. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities, including the Land Use Code, Critical Area Regulations, Building Codes, Clearing and Grading Ordinance, and Surface Water Design Manual.

Findings:

1. Land Use: The subject site is located within the Central Issaquah commercial core and is zoned Destination Retail (DR). Automobile service stations and repair shops are allowed uses within the DR zone.
2. Buildings: The site currently houses three structures, which consist of one (1) one-story commercial buildings, one (1) two-bay repair shop, and one (1) fuel canopy over raised fuel pumps.

All structures and associated equipment currently on the property will be demolished or removed. The site will be left vacant once work is completed.

3. Tanks: Throughout the history of the site 15 USTs and 4 ASTs have occupied various locations on the property. Nine (9) USTs (3,000-12,000-gallon capacity tanks) are assumed to have been removed. To date, approximately six (6) USTs (5,000-19,999-gallon capacity tanks) and three (3) ASTs (280-550-gallon capacity tanks) are currently present on-site and are proposed to be removed. Should additional USTs be encounter during excavation, those tanks will too be extracted.

4. Landscaping: Two oblong landscape islands are present along the north and west perimeter of the site. There is also landscaping on the east perimeter and between the repair shop and commercial building. The site has been vacant for many years. As a result, much of the landscaping on-site consists of grass, weeds, and a few overgrown shrubs. One (1) maple tree has been identified to be present on the southwest corner of the site. This tree will be retained for this project.

5. Site Contamination: In 1991, groundwater samples were collected showing high concentrations of gasoline and benezene that exceed the Washington State Model Toxic Control Act (MTCA) Method A cleanup level. It is assumed the three (3) USTs and associated pumps removed in 1986 may have been the source of contamination detected in 1991. As a result, this property is listed by the Department of Ecology as a leaking UST site.

   To date, the site is still contaminated with high levels of petroleum hydrocarbon, methyl tertiarybutyl ether, lead, benzene, toluene, ethylbenzene, and xylenes that exceed the MTCA A cleanup levels. Contamination is concentrated in two locations, which covers approximately 4,700 square-feet. Contamination can be found on the northern tip of the property with the extent of pollution extending partially under of the fuel canopy and slightly into the rights-of-way adjacent to the site. The second area is on the eastern portion of the site under the existing commercial building where two (2) USTs were closed-in-place (550-gallon capacity tanks). All contamination in this area is contained on-site. Approximately 1,400 cubic yards of soil is estimated to be impacted.

   The property is located within the City of Issaquah's Class 1 Critical Aquifer Recharge Area (CARA). During construction a qualified professional will be present to witness the removal of the USTs and conduct soil tests.

6. Remediation: The applicant is proposing to remediate the soil by excavating contaminated soil above the water table, which will result in approximately 2,200 cubic yards of soil to be removed. Excavation will occur during the dry season when the water table is at its lowest point during the year. Impacted soil exceeding MTCA levels will be excavated, transported off-site, and disposed of in a landfill. Polluted soil and groundwater, below a 12-feet depth, will be left in place and remediated using an air sparging/ soil vapor extraction system. A soil vapor extraction system extracts vapors from the soil above the water table by applying a vacuum to pull the vapors out. Air sparging, on the other hand, pumps air underground to help extract vapors from groundwater and wet soil found beneath the water table. The proposed technology treats a variety of chemical contaminants.

7. No Further Action: The applicant will be pursuing a No Further Action determination. The applicant is proposing to remove contamination consistent with the MTCA requirements. The applicant will enroll in either the Washington State Department of Ecology (Ecology) Voluntary Cleanup Program or the Pollution Liability Liability Insure Agency Petroleum Technical Assistance Program to obtain a No Further Action determination. A copy of the cleanup reports and subsequent monitoring reports shall be provided to the City of Issaquah for review.

Mitigation Measures: The Mitigated Determination of Nonsignificance is based on the SEPA environmental checklist received on March 18, 2016 and supplemental technical information and reports listed in the Notes. The following SEPA mitigation measures shall be deemed conditions of the approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions are based on policies adopted by reference in the Land Use Code.

1. Soil contamination shall be removed consistent with the MTCA requirements. The applicant shall enroll in either the State Department of Ecology (DOE) Voluntary Cleanup Program or the Pollution Liability Insure Agency Petroleum Technical Assistance Program and receive a No Further Action determination.
2. The applicant is proposing to install an air sparging/soil vapor extraction system to treat the wide range of chemical contaminants on-site and within the public rights-of-way. Should monitoring reveal a significant deviation from predicted impacts or a failure of mitigation measures, the applicant shall be responsible for appropriate corrective action as specified by the Director which, when approved, shall be subject to monitoring.
3. A Temporary Erosion Sedimentation Control (TESC) Report is required to ensure Best Management Practices (BMPs) are employed to prevent potential erosion, and to include provisions for stockpiling and transport of contaminated soils.
4. Subsurface remedial work may only occur during the dry season. No wet season TESC will be issued.
5. Per IMC 18.10.796, the applicants shall provide documentation of compliance with state and/or federal standards and regulations to the City of Issaquah. A copy of the cleanup report(s) and subsequent monitoring report(s) shall also be provided to the City of Issaquah on an ongoing basis, until a No Further Action determination has been achieved.
6. One (1) tree has been identified to currently be on-site. All significant trees present on the property shall be retained and protected to the extent feasible. The applicant must provide a detailed plan demonstrating how the site will meet impervious surface and landscape requirements. This will be evaluated during construction permits.
7. The applicant shall provide a 5-year monitoring/maintenance bond equal to fifty (50) percent of the estimated maintenance and monitoring cost. The bond shall be submitted to Development Services Department prior to final approval of the Site Work Permit.

Responsible Official: Valerie Porter

Position/Title: Associate Planner

Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094

Date: 7/27/2018 **Signature:** Valerie Porter

cc: Washington State Department of Ecology
Muckleshoot Indian Tribe
Snoqualmie Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
Washington State Department of Archeology and Historic Preservation (DAHP)
Issaquah Parks Department
Issaquah Public Works Engineering Department